

Comite River Diversion Canal Proposal Questions

State Project No. H.007811.3

Contract for Right of Way Acquisition for Comite River Diversion Canal Project A
East Baton Rouge Parish

Site Office

1. What hours should the site office be open, when should it be set up, and when will it end?
The site office should be set up at the time project activities commence and it should remain open until the completion of project activities. The Department may, at its sole discretion, authorize the consultant to close the site office at a time prior to completion of project activities. The consultant may establish office hours at its discretion keeping in mind common understandings of normal business hours.
2. Is security (ADT, cameras etc.) an allowable charge for the site office?
The selected consultant may install security systems at its discretion. Please note that compensation for professional services under the forthcoming contract will be based on unit rates for deliverables, with such rates to be negotiated between the selected consultant and DOTD. The negotiated rates will incorporate the consultants' overhead costs.
3. Will the consultant be reimbursed for equipment purchase or rental for the site office? (Desks, chairs, computers, copiers, faxes, filing cabinets, cleaning supplies or contracts ...). Please refer to the answer to question #2, above.
4. Please describe what will be included in a UR Parcel package that is to be sent to ARBC. Will ARBC be approving the purchase of UR's on this project?
ARBC will not be approving the purchase of UR's, this is DOTD's responsibility.
5. What items and services will be provided by ARBC? Title work? Maps? Plats? Legal descriptions?
Yes, to all of the above.
6. It was anticipated the ARBC would provide the R/W maps, but under "Deliverables" it states that the consultant team will deliver a R/W map. Please clarify.
This has been removed from the draft, ARBC will deliver the R/W maps.
7. The RFQ indicates that there may be a high degree of coordination with the USACE. It is our understanding that all right of way activities will be in accordance with the LDOTD R/W manual and the Uniform Act. In the list of references, there is no reference to the USACE appraisal, acquisition, or relocation regulations. Please explain the type and frequency of coordination envisioned.
DOTD and the USACE are partners on the project and USACE will have to approve all steps of the acquisition phases in order for DOTD to qualify for credits. PPA sections are specific and Chapter 12 explains the interface between the two agencies.
8. Also, the rating scale gives much weight to companies and individuals who have had R/W Acquisition experience with the USACE. Please clarify why, if the USACE procedures are not to be followed, this scoring has any relevance to the selection process.
Because this project is a Cost share with a partner (DOTD/USACE) with a contractual obligation for credits. The firm selected must be familiar with USACE processes and procedures.

Evaluation Criteria

1. Please clarify the difference between:
 - * Item 1: The Consultant **Firm's** experience on R/W projects involving work with the USACE; and
 - * Item 2: The Consultant's **personnel** experience on R/W projects involving work with the USACE.Again, we request clarification as to the relevance of either of these two rating criteria when USACE procedures and regulations are not listed in the References if rules and regulations to be followed.

The DOTD would prefer firms with experience with the USACE process and procedures.

2. Item 3: We believe there have been no similar projects performed by the LDOTD on which to judge a consultant's past performance. Is "similar" being interpreted to mean routine highway Right of way projects? Do consultant firms have a rating by the LDOTD on R/W projects that is available for viewing?
Yes, similar right of way projects.
3. Item 4: This rating factor taken on its face, seems to encourage a consultant to go out and get the biggest group of subcontractors it can find, whether it intends to use them or not, in order to get the score higher. Is this the intent of that evaluation factor?
No, it is not the intent.

4. Item 5: Is this a negative or positive factor? Will a firm receive 2 points if it has no current workload with the LDOTD while a firm that is either a prime or a sub to a prime has one or more projects still open will get less or no points?

We will be counting all of the work that both the sub and prime have with DOTD.

5. Item 6: Is the location where the work is to be performed based on the distance from the Consultant firm's main office to the project?

No, it will be the address submitted by the consultant and filed out in the SF 23-116 under in 3b.

Presentation

1. Again, we request clarification as to why, if this is a LDOTD project, does experience relative to similar projects working with ASCE have any weight. Is the USACE involved in any way in the approval; processes for appraisals, values, relocation payments?

Yes

Wetland Mitigation

1. Will the plan for mitigation using land along the Amite River be used in lieu of current USACOE rules requiring land in mitigation banks be absorbed first?

Right of way will be acquired before the mitigation is done, however, no construction may begin before the mitigation banks are complete.

Does the DOTD intend to require the selected consultant to obtain subordination of mineral rights as part of the acquisition? If so, has the DOTD ever attempted to value or acquire subordinated interests? While I am not an appraiser, it would seem that the valuation of any damages or losses due to subordination would be in addition to the fee compensation and would be a function of the value of the mineral rights themselves. I suspect this one item could require as much time and effort (money) as acquiring the right of way and mitigation properties.

Any present surface mineral activity would have to be subordinated.